



An  
Bord  
Pleanála

**Board Direction**  
**BD-003304-19**  
**ABP-303697-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th. June, 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed development is located in an area designated as being under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, and the site is located on lands zoned Development Zone 4 in the Louth County Development Plan, 2015 to 2021, where the objective is to "provide for a greenbelt area around the urban centres of Dundalk, Drogheda and Ardee". Furthermore, it is national policy as set out the National Planning Framework Objective 19 to "facilitate the provision of single housing in the Countryside based on the core consideration of demonstrable economic and social need in the rural area ..... having regard to the viability of smaller towns and rural settlements". On the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated that her housing need is not urban generated and that she complies with the National and Local Policy as set out in the Louth County Development Plan, 2015 to 2021 for a dwelling at this rural location. Furthermore, the Board is not satisfied, based on the plans and particulars submitted with the application, that the proposed development would not adversely impact on the roadside hedge and the mature trees contained therein nor that the sightlines to the south of the entrance could be maintained in the long-term. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 17/06/2019

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Terry Ó Niadh